



## 7 Courtenay Road, Barry CF63 3QG

### £270,000 Freehold

4 BEDS | 2 BATH | 1 RECEPT | EPC RATING D

Positioned on Courtenay Road in Barry, this delightful terraced house offers a perfect blend of period features and modern living. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed by an inviting entrance porch that leads into a generous hallway. The heart of the home is the expansive bay fronted living and dining room, which provides a bright and airy atmosphere, perfect for both relaxation and entertaining. The modern fitted kitchen is designed for convenience and functionality, while a handy downstairs shower room and W.C. add to the practicality of the layout.

The first floor boasts two comfortable double bedrooms, complemented by a family bathroom that caters to the needs of the household. Ascending to the second floor, you will find an additional two double bedrooms, offering ample space for family members or guests.

Outside, the property features an enclosed split-level garden, which includes a lovely patio area ideal for al fresco dining, as well as a laid Astro turfed lawn area, perfect for gardening enthusiasts to cultivate their green fingers.

Conveniently located, this home is within easy reach of the local rail station, town centre bus routes, and supermarkets, making it an excellent choice for those who value accessibility and community amenities. This property is a wonderful opportunity to enjoy comfortable living in a sought-after area of Barry.



## FRONT

Paved pathway. Laid decorative slate chippings. Composite front door leading to the entrance porch.

## Entrance Porch

2'10 x 4'01 (0.86m x 1.24m)

Smoothly plastered ceiling with inset lights and coving, porcelain tiled walls and flooring. Composite front door with glass insert and skylight. Wood framed door with glass insert leading through to the entrance hallway.

## Entrance Hallway

2'10 x 10'02 (0.86m x 3.10m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls. Porcelain tiled flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wood panelled door leading through to the dining room.

## Living Room

12'06 x 13'02 (3.81m x 4.01m)

Smoothly plastered ceiling with coving, smoothly plastered walls - part papered. Wood laminate flooring. Wall mounted radiator. UPVC double glazed bay window to the front elevation. Through opening to dining room. Feature electric fire with marble surround and hearth.

## Dining Room

11'10 x 12'08 (3.61m x 3.86m)

Smoothly plastered ceiling with coving, smoothly plastered walls - part papered. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Through opening to dining, wood panelled door leading through to the entrance hallway. A further wood panelled door leading through to a fitted kitchen.

## Kitchen

6'09 x 14'05 (2.06m x 4.39m)

Smoothly plastered ceiling with inset lights and coving, porcelain tiled walls. Ceramic tiled flooring. Wall mounted vertical radiator. UPVC double glazed window to the side elevation. Modern fitted kitchen, comprising of wall and base units. Laminate worktops. Integrated four ring gas hob, integrated cooker hood, integrated double oven and microwave, integrated dishwasher. Space for washing machine, space for tumble dryer, space for fridge freezer. Composite sink. Wood panelled door leading through to inner lobby. Wood panelled door leading through to the dining room.

## Shower Room / W.C

5'10 x 6'07 (1.78m x 2.01m)

Smoothly plastered ceiling with inset lights, ceramic tiled walls and flooring. UPVC double glazed window to the rear. Vanity wash hand basin, close coupled toilet. Double shower with thermostatically controlled shower overhead.

## FIRST FLOOR

### First Floor Landing

5'06 x 12'01 (1.68m x 3.68m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls. Fitted carpet flooring. Wood panelled doors leading to bedrooms one, two, and the family bathroom. Split-level landing fitted carpet staircase. Fitted carpet staircase rising to the second floor.

### Bedroom One

10'00 x 16'02 (3.05m x 4.93m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading through to first floor landing.

### Bedroom Two

10'01 x 12'01 (3.07m x 3.68m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading to the first floor landing.

### Family Bathroom

7'01 x 10'08 (2.16m x 3.25m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls - part porcelain tiled. Wood laminate flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side elevation. Pedestal wash hand basin, close coupled toilet and bath. Storage cupboard with wall mounted boiler.

## SECOND FLOOR

## Second Floor Landing

5'09 x 10'01 (1.75m x 3.07m)

Smoothly plastered ceiling with coving, fitted carpet flooring. Fitted carpet staircase split-level to second floor bedrooms.

## Bedroom Three

12'04 x 15'02 (3.76m x 4.62m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading through to the second floor landing.

## Bedroom Four

9'00 x 11'05 (2.74m x 3.48m)

Smoothly plastered ceiling with Velux window, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Wood panelled door leading through to the second floor landing.

## REAR

Enclosed rear split level garden. Patio area. Laid Astro turfed lawn. Laid decorative slate chippings. Rear lane access.

## COUNCIL TAX

Council tax band C

## DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PHOTOGRAPH DISCLAIMER

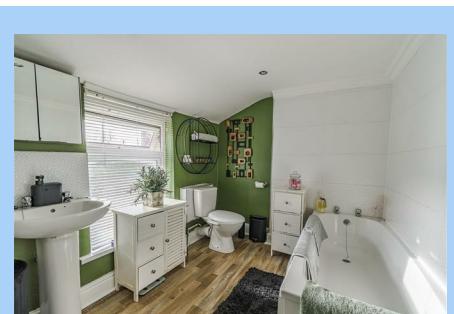
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## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## TENURE

We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.



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